

# LOUDOUN COUNTY PLANNING COMMISSION

## ACTION SUMMARY

THURSDAY, SEPTEMBER 10, 2009

6:00 P.M.      WORKSESSION

LOCATION:    PURCELLVILLE ROOM  
Government Center  
1<sup>st</sup> Floor

**Commissioners Present:** Peggy Maio, Chairman, Blue Ridge District; Robert Klancher, Vice-Chairman, Broad Run District; Erin Austin, Catoctin District; Glen Bayless, Sugarland Run District; Chris Brodrick, Potomac District; Sandra Chaloux, Dulles District; Gigi Robinson, Leesburg District; Kevin Ruedisueli, At Large; Helena Syska, Sterling District.

**Staff Present:** John Merrithew, Assistant Director of Planning; Van Armstrong, Program Manager, Land Use Review; Cindy Keegan, Program Manager, Community Planning; Miguel Salinas, Program Manager, Community Information/Outreach; Hector Martinez, Mark Stultz, Rory Toth, Building and Development; Patrick Ryan, Office of Economic Development; Mark Lewis-DeGrace, Office of Transportation Services; Planners: Michael Elabarger, Sophia Fisher, Stephen Gardner, Pat Giglio, Jane McCarter, Ginny Rowen, Marchant Schneider; Nancy Bryan, Recording Secretary.

### 1. BRIEFING OF THE SEPTEMBER 17, 2009 PUBLIC HEARING ITEMS

#### a. Interim Additions to Agricultural and Forestal Districts

Items for further discussion include consideration of local development patterns and the Planning Commission's evaluation of the applications; provide an example of where rural development patterns might be causing a conflict; provide Minutes of the Agricultural District Advisory Committee meetings held since April 2009; Board of Supervisors timeframe for change of minimum lot size; analysis of criteria of surrounding land use.

#### b. Creation of the Chrysalis Vineyards/Locksley Estate Agricultural and Forestal District

Items for further discussion include phasing out of 4 year terms; other districts in the area that could be joined.

#### c. SPEX 2009-0018, Goose Creek Village North Clubhouse

Items for further discussion include amount of square footage available for community meetings; number of persons allowed per fire code; comparison between other clubhouses in similar neighborhoods.

#### d. ZCPA 2009-0001, Falcons Landing

Items for further discussion include the provision of a cash-in-lieu proffer in place of proffered trail construction in an undesirable location; any community concerns; sidewalks/trails location in the area.

**e. ZCPA 2008-0012, University Center Parcel L3A**

Items for further discussion include the expected opening of the Loudoun County Parkway/Rt. 7 interchange; review of the application against Plan policies, including stated market demand for Medical/Dental office at this location; provide research of existing and planned Medical/Dental office space within 3 miles of University Center; traffic generation comparison table; Level of Service (LOS) analysis of Route 7/George Washington Boulevard intersection; when does LOS preclude further development; evolution of the square footage figures in Proffer 1.(A.); removing the time certain aspect of Proffer 1.(A.).

**f. ZMOD 2008-0009, Lansdowne Village Greens Comprehensive Sign Plan**

Items for further discussion include accuracy of street names; when remaining town center signs will be submitted for review.

**g. ZRTD 2009-0002, Lina Al-Basam Property**

Items for further discussion include provisions for contributions elsewhere if wetlands are found on the property; buffer requirements for a commercial lot across from a park.

**2. WORKSESSION ITEMS:**

**a. CMPT 2006-0010, SPEX 2006-0043, Bluemont Grain Elevator**

The Planning Commission approved CMPT 2006-0010, Bluemont Grain Elevator and forwarded it to the Board of Supervisors for ratification based on the Findings contained in the Staff Report and with the Special Exception Plat dated December 13, 2006, revised through August 28, 2009 prepared by Entrex Communications Services, Inc.,

And,

The Planning Commission forwarded SPEX 2006-0043, Bluemont Grain Elevator, to the Board of Supervisors with a recommendation of approval, subject to the Conditions of Approval dated September 10, 2009, and based on the Findings contained in the Staff Report.

(8-1, Robinson opposed).

**b. SPEX 2007-0036, Mount Hope Baptist Church**

The Planning Commission forwarded SPEX 2007-0036, Mt. Hope Baptist Church, to the Board of Supervisors with a recommendation of approval subject to the attached Conditions of Approval as modified September 10, 2009 to reflect Exhibit B presented on September 10, 2009 and with the recommended changes to the plat dated September 4, 2009 amended September 10, 2009 and based on the attached Findings for Approval. (7-0-2, Austin, Bayless abstained.)

**c. ZCPA 2008-0005, ZMOD 2008-0012, Chaudhry Property**

The Planning Commission forwarded ZCPA 2008-0005, ZMOD 2008-0012, Chaudhry Property, to the Board of Supervisors with a recommendation of approval subject to the Proffer Statement dated September 3, 2009 and with the Findings contained within the July 16, 2009 Staff Report. (8-1, Syska opposed).

**3. Briefing Items, Continued**

**h. ZCPA 2008-0008, ZMOD 2008-0016, Woodland Road – Halac Iron Works**

Items for further discussion include description of the buffer adjacent to Residential Use – how does amended buffer benefit adjacent residential development; does the Zoning Ordinance require landscape buffers between like uses; potential for parking configuration to change subsequent to approval of a buffer reduction; are pervious surfaces an option for parking areas within a 50' management buffer; provide the development layout for adjacent Victoria Station for comparison to the application – identify floodplain.

**i. DOAM 2009-0001, Proposed Amendments to the Facilities Standards Manual**

Items for further discussion include the provision of a directory; description of road types, and the reason for the update of rainfall data.

**j. ZOAM 2009-0002, Proposed Zoning Ordinance Amendment to Section 5-800 to Restrict the Parking of Vehicles on Unpaved Surfaces and Limit the Paving of Yard Areas in Residential and Planned Development-Housing Zoning**

Items for further discussion include responses to e-mails; does this application exceed the Board of Supervisors' intent; could a commercial vehicle be licensed as private to avoid this enforcement; reason for a regular vehicle parking allowance of 48 hours; how has this worked in Fairfax County; how a 24 hour time limit for parked vehicles is enforced; could a vehicle be kept under a tarp; how has commercial vehicle restriction been applied in Rural areas.

**k. ZMAP 2007-0001, SPEX 2008-0047, SPEX 2008-0048, Dulles Town Center**

Items for further discussion include the impact on Loudoun County public schools; the future of Dulles Town Center Mall; access to public facilities; transit services; pedestrian connections.

**4. Briefing: Route 28 Corridor – Related Initiatives/Activities**

Items for further discussion include having Economic Development staff discuss retail along Route 7.

**5. Action Summary Review**

- a. The July 16, 2009 Action Summary was approved. (8-0-1, Bayless abstained).
- b. The July 22, 2009 Action Summary was approved. (8-0-1, Bayless abstained).

## 6. Disclosures

- a. Ms. Austin exchanged e-mails with Jeff Nein regarding the Lansdowne Village Green Comprehensive Sign Plan application.
- b. Ms. Chaloux exchanged e-mails with Jeff Nein regarding the Lansdowne Village Green Comprehensive Sign Plan application; had a conversation in addition to meeting with the applicant regarding the Mt. Hope Baptist Church application and also had a phone conversation on September 10, 2009 with Greg Jones regarding the application; received a call from Hobie Mitchel regarding Morley Corner.
- c. Mr. Klancher spoke with Mark Looney on a couple of occasions regarding the University Center Parcel L3A application; met with Jeff Nein and the applicant regarding the Lansdowne Village Green Comprehensive Sign Plan application; had a conversation with Packie Crown regarding the Fox Gate rezoning; met with and had several phone conversations with John McGranahan regarding Kincora; had a conversation with Mike Banzhaf regarding the Countywide Transportation Plan.
- d. Ms. Syska spoke with Jeff Nein regarding the Lansdowne Village Green Comprehensive Sign Plan application.
- e. Mr. Bayless stated that he has been advised by the County Attorney to recuse himself from discussions regarding the Chrysalis Vineyards/Locksley Estate Agricultural and Forestal District application as he has been a volunteer there for a number of years.
- f. Mr. Ruedisueli spoke with Jeff Nein regarding the Lansdowne Village Green Comprehensive Sign Plan application; spoke with Steve Robin regarding the Chaudhry Property application.
- g. Ms. Maio had two phone conversations with Steve Robin regarding the Chaudhry Property application; had a phone conversation with Tim Dennis regarding the Bluemont Grain Elevator application; had a phone conversation with Ann Goode regarding the Dulles Town Center application; exchanged an e-mail with Jeff Nein regarding the Lansdowne Village Green Comprehensive Sign Plan application; had a brief conversation with John McGranahan regarding Kincora.
- h. Ms. Robinson had a conversation with Mark Looney on September 10, 2009 regarding the University Center Parcel L3A application; had a conversation with Steve Robin regarding the Chaudhry Property application.